



Public Facilities Financing Plan

Fiscal Year 2002



THE CITY OF SAN DIEGO

June 2002
Planning Department
Facilities Financing

(R-2002-1518)

RESOLUTION NUMBER R- 296625


ADOPTED ON JUN 04 2002

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE LA JOLLA PUBLIC FACILITIES
FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the
document titled "La Jolla Public Facilities Financing Plan, Fiscal Year 2002, dated April 2002, a
copy of which is on file in the office of the City Clerk as Document No. RR- 296625

APPROVED: CASEY GWINN, City Attorney

By



Kristin Schenone
Deputy City Attorney

KS:mm
04/30/02
Or.Dept:Plann.
R-2002-1518
Form=fbaplanr.frm

RESOLUTION NUMBER R- 298884

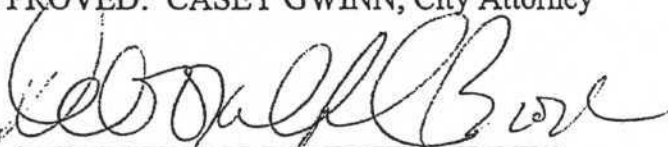
ADOPTED ON FEB 09 2004

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING AN AMENDMENT TO THE LA JOLLA
PUBLIC FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the
amended "La Jolla Public Facilities Financing Plan Fiscal Year 2002," dated June 2002, as
amended February 2004, a copy of which is on file in the office of the City Clerk as Document
No. RR- 298884, which amendment adds Project T13, the Bird Rock Traffic Management
Plan, at an estimated cost of \$3,792,000.

APPROVED: CASEY GWINN, City Attorney

By



Deborah Engel-Brodie
Deputy City Attorney

DEB:cdk
01/26/04
Or.Dept:Plan.
R-2004-796
R-2004-795 (comp.)
R-2004-797 (comp.)

RESOLUTION NUMBER R- 298885

ADOPTED ON FEB 09 2004

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO RESCINDING THE EXISTING DEVELOPMENT IMPACT FEE SCHEDULE AND ESTABLISHING A NEW DEVELOPMENT IMPACT FEE SCHEDULE FOR ALL PROPERTIES WITHIN THE LA JOLLA COMMUNITY.

BE IT RESOLVED, by the Council of the City of San Diego, that it rescinds the existing Development Impact Fees [DIF] for the La Jolla Community.

BE IT FURTHER RESOLVED, that the DIF fee schedule contained in the amended La Jolla Public Facilities Financing Plan, Fiscal Year 2002, as adopted and approved on FEB 09 2004, by Resolution No. R- 298884 [R-2004-796], is declared to be an appropriate and applicable development impact fee schedule [DIF] for all properties within the La Jolla Community.

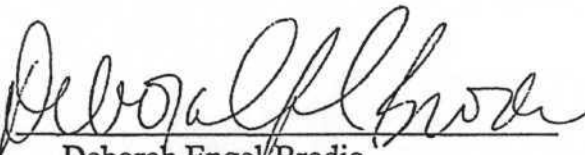
BE IT FURTHER RESOLVED, that the Docket Supporting Information [City Manager's Report No. 04-28], including all exhibits and attachments thereto, and the text contained in the amended La Jolla Public Facilities Financing Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 298884 [R-2004-796] are incorporated by reference into this resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;

3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed; and

4. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed.

APPROVED: CASEY GWINN, City Attorney

By 
Deborah Engel-Brodie
Deputy City Attorney

DEB:cdk
01/26/04
Or.Dept:Planning
R-2004-797
R-2004-795 (comp.)
R-2004-796 (comp.)

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La Jolla Summary

General

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The La Jolla community planning area is an Urbanized area. This document is an updated revision of the first La Jolla Public Facilities Financing Plan which was adopted by the City Council in January 1995 and sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire stations.

The facilities listed in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The La Jolla Public Facilities Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential development were adopted on August 4, 1987, by Resolution #R-269019, and commercial/industrial development fees were adopted on September 14, 1987, by Resolution #R-269274.

Development Forecast and Analysis

The La Jolla Community Plan is a comprehensive policy guide for the physical development of the Community. The La Jolla Community is generally bounded on the north by the University of California San Diego (UCSD) and Gilman Drive, on the east by Gilman Drive, on the south by the community of Pacific Beach, and on the west by the Pacific Ocean.

The La Jolla Community, totaling approximately 5,718 acres, is developing in accordance with the La Jolla Community Plan, adopted in 1995. Currently, the La Jolla Community contains approximately 10,733 single family detached units and mobile homes, and 4,286 multiple family dwelling units, with a total population of 31,834.

An analysis of present and projected development, and using the community plan as a guide indicates that, over the next approximate twenty-year period, approximately 209 additional residential dwelling units will be constructed.

Periodic Revision

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, Council changes (amendments) to the Community Plan.

Existing Public Facilities & Future Needs

Transportation

La Jolla is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the needs of future development.

Transportation improvements in La Jolla are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF), grants and other funding sources yet to be determined.

Park and Recreation

The La Jolla community is currently served by one population-based community park, La Jolla Community Park. Neighborhood parks in the community include Bird Rock, Cliffridge, Ellen Browning Scripps, Kellogg Park and La Jolla Athletic Field, and La Jolla's mini-parks include Laureate (Mata), Starkey, Union Place Circle, and Via Del Norte. There are five joint use areas: Bird Rock Elementary, Decatur Athletic Field, La Jolla Elementary, La Jolla High, and Torrey Pines Elementary, and numerous resource parks: Calumet, Charlotte, Coast Boulevard, Hermosa Terrace, La Jolla Hermosa, La Jolla Shores, La Jolla Strand, Marine Street, Nicholson's Point, San Diego-La Jolla Underwater Park, Torrey Pines, Tourmaline Surfing Park and Windansea.

Based on the City of San Diego Progress Guide and General Plan standards for population-based park acreage, with a current population of 31,834, park acreage is deficient.

As additional dwelling units are constructed, the resulting residents will require park or park-like facilities to serve them. The possibility of developing joint-use facilities with the San Diego Unified School District is encouraged. The Park and Recreation Department and the San Diego Unified School District have recently established standards which require that the minimum size of a joint-use area must contain two (2) useable acres to accommodate turf in a configuration acceptable for softball and multi-sports use.

Library

Three City of San Diego branch libraries are located within the vicinity of the La Jolla Community (La Jolla, Pacific Beach and North Clairemont). The 10,000 square foot Riford/La Jolla Branch library was built in 1989. It is currently the only library within the community area boundaries.

The La Jolla Community Planning Association (LJCPA) has requested that this branch library be expanded to accommodate the increased population as well as renovated to provide technology capabilities. A private group is coordinating fundraising for this project.

Fire Protection

Fire Protection for La Jolla is provided by Station No. 9, located on Torrey Pines Road at Ardath Lane, Station No. 13, located on Nautilus Street at Fay Avenue, and Station No. 16, located on Via Casa Alta at La Jolla Scenic Drive South. Station Nos. 21 in Pacific Beach, 27 in North Clairemont and 35 at 4285 Eastgate Mall provide additional support.

Police Protection

The La Jolla Community is served by the San Diego Police Department's Northern Division, located at 4275 Eastgate Mall. In addition to this police substation, there is one police storefront in the community, located at the La Jolla Recreation Center, 615 Prospect Street.

Summary of Public Facilities Needs

The following Figure and Table summarizes the facility needs of the La Jolla Community. Figure 1 illustrates general locations for the projects described. Table 1 reflects both long range needs and those reflected in the current Council adopted Capital Improvements Program (CIP). These projects are more fully described in Appendix A.

The near term needs listed in Table 1 are subject to annual revisions in conjunction with Council adoption of the Annual Capital Improvements Program Budget. Depending on priorities and availability of resources, substantial changes from year to year are possible.

